APPENDIX B

BASIX COMPLIANCE - DCP 39
- DCP 6
- SEPP 65

BASIX Compliance

DCP 39 - Energy Smart Homes

TOPIC	RESPONSE
1. Vision Aim and Objectives of council and DCP	
Use less renewable energy	The Nightcap Village concept is embraces low energy initiatives and processes throughout the village. The vision aim and objectives of the DCP will underpin the design approach of the village. More detailed principles will be developed in subsequent approval stages.
Use energy more efficiently	
More comfortable to live with	
Contribute to greenhouse gas reduction	
Minimise environmental pollution	
Cost less to run	
Are affordable to purchase	
Optimise solar access to residential land and buildings	
Improve quality and energy efficiency of residential subdivisions and buildings	
Assist professional resources	
Foster Partnerships	

DCP 39 - Energy Smart Homes

TOPIC	RESPONSE
2. Compliance Requirements	
Information for inclusion in the Development Application	This is a preliminary concept plan approval and does not trigger a formal compliance process, however the components of the Basics processes of DCP 39 are embodied in the concept plan. A site analysis approach is part of the application material
General Design Approach	The overall approach to the Nightcap Village project is deliver a model development that achieves compliance with visions and aims of the various State and Local Government built environment standards. The built form solution will deliver a format for compliance or acceptable exemptions in later applications.
Minimum Energy Ratings	Concept planning will deliver a format for compliance or acceptable exemptions in later applications.
Subdivisions	Concept planning will deliver a format for compliance or acceptable exemptions in later applications.
Layout to encourage walking, cycling and public transport	Concept planning will deliver a format for compliance or acceptable exemptions in later applications.
Minimise energy required for street lightings	This will be achieved in the final layout design.
Maximise solar access	This will be achieved in the final layout design.
Optimise solar access to residential land and buildings Improve quality and energy efficiency of residential subdivisions and buildings Street Orientation, lot orientation, thermal mass and building colour Lot Orientation, size and shape Shading Ventilation Heating and cooling Insulation Lighting Domestic Appliances and pools Landscaping	Will comply with preferred outcomes or offer acceptable exemptions.

DCP 6 - Multi-Dwelling Housing

TOPIC	RESPONSE
1. Planning and Design	
Site Analysis	The detailed requirements of the DCP will be addressed in subsequent application
Site Planning and Layout	
Site Density	
2. Streetscape	
Streetscape, Building Appearance and Front Setbacks	
Fencing and Walls	
3. Building Siting and Design	
Building Envelope and Siting	
Views, Visual and Acoustic Privacy	
Useable Open Space	
Car Parking Provision and Dimensions	
Landscape Design	
Energy Conservation	
Contribute to greenhouse gas reduction	
4. Stormwater and Utilities	
Stormwater Management	
Car Wash Areas	
Security, Site Facilities and Services	

SEPP 65 - State Environmental Planning Policy

TOPIC	RESPONSE
Context	The design concept is strongly derivative of the context both on a site and regional basis. The unique stand alone nature of the urban area offers the chance to produce a built form outcome of the highest calibre. The project will become the identity of the area and offers the chance to deliver a strong outcome for the new village structure of the northern rivers area of the state.
Scale	Similar comments apply as noted for context
Built form	Similar comments apply as noted for context. The overall character of the place and emphasis on the public realm, view and vistas and the internal amenity and outlook of the project will be delivered with careful consideration.
Density	Site densities are delivered as a balanced approach to site sustainability principles (particularly water harvesting), regional context, community needs and facilities and commercial supportability.
Resource Energy and Water Efficiency	The site offers the opportunity to demonstrate a high level of efficient delivery of all resources and in particular water efficiency measures.
Landscape	Integrated landscape design will be a feature of the project and has strongly influenced the site design approach taken to date.
Amenity	Detailed design approaches will illustrate in later applications the delivery of a high standard of on site amenity.
Safety and Security	Detailed design approaches will illustrate in later applications the delivery of a high standard of on site safety and security as embedded principle of the design approach.
Social Dimensions	Detailed design approaches will illustrate in later applications the delivery of a high standard of on site social mix and structure provisions for new communities on site
Aesthetics	Detailed design approaches will illustrate in later applications the delivery of a high standard of aesthetic achievement and character establishment. The precursors of this achievement are recognised at the outset and embedded in the concept planning approach.